

RESOLUTION NO. 2026 R-_____

SEMINOLE COUNTY, FLORIDA

RESOLUTION

of the

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

A RESOLUTION DELEGATING TEMPORARY AUTHORITY TO THE BUILDING OFFICIAL TO ESTABLISH INSPECTION FEES AND BUILDING PERMIT FEES; DELEGATING TEMPORARY AUTHORITY TO THE DEVELOPMENT SERVICES DIRECTOR TO ESTABLISH DEVELOPMENT PERMIT AND DEVELOPMENT ORDER APPLICATION FEES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 6, 2026, House Bill 803 was signed by the Governor which, among other provisions, prohibits local enforcement agencies from basing building inspection fees on the total valuation of a project, and instead requires inspection fee costs to be based on the actual inspection costs incurred by the local enforcement agency; and

WHEREAS, House Bill 803 also requires permit fee reductions by local jurisdictions in the administration of alternative plans review and inspection (“Private Provider”) procedures; and

WHEREAS, the new inspection fee valuation and permit reduction criteria contained in House Bill 803 become effective on July 1, 2026; and

WHEREAS, on March 27, 2026, House Bill 399 was signed by the Governor which, among other provisions, requires application fees for development permits and development orders to reasonably relate to the costs associated with the review, processing, and final disposition of the application fee and not on the valuation of the project; and

WHEREAS, the new application fee cost criteria for development permits and development orders contained in House Bill 399 become effective on January 1, 2027; and

WHEREAS, in the light of the new building and development fee cost criteria enacted by the Florida Legislature, the Board of County Commissioners (the “Board”) finds it in the public’s

best interest for the Seminole County Building Official and Development Services Director to be delegated temporary authority to establish fees in their respective discipline areas within the County so as to timely comply with legislative timeframes; and

WHEREAS, it is the intent of the Board to delegate this authority until such time as additional information and analysis can be gathered to adopt a permanent fee schedule; and

WHEREAS, upon the formal adoption of a permanent fee schedule by the Board, the temporary authority conferred by this Resolution will automatically terminate.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Seminole County, Florida that:

Section 1. Incorporation of Recitals. The above recitals represent the legislative findings of the Seminole County Board of County Commissioners supporting the need for this Resolution.

Section 2. Temporary Delegation of Authority to Building Official. The Seminole County Building Official is hereby delegated temporary authority to establish building inspection and permitting fees based on the criteria set forth in House Bill 803. The delegation conferred by this Resolution will terminate automatically upon the Board’s formal adoption of an updated permanent fee schedule concerning these fees.

Section 3. Temporary Delegation of Authority to Development Services Director. The Seminole County Development Services Director is hereby delegated temporary authority to establish application fees for development permits (except for building permits) and development orders, as defined in Section 163.3164, F.S., based on the criteria set forth in House Bill 399. The delegation conferred by this Resolution will terminate automatically upon the Board’s formal adoption of an updated permanent fee schedule concerning these fees.

Section 4. Effective Date. This Resolution will become effective upon adoption by the Board of County Commissioners

ADOPTED this _____ day of _____, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
ANDRIA HERR, Chairman

Date: _____

Authority: Section 125.01 and 125.56, Florida Statutes

RM/
5/26/26